



CITY OF JERSEY CITY
ERRAMIAH T. HEALY, MAYOR

**HOUSING, ECONOMIC DEVELOPMENT
AND COMMERCE DEPARTMENT**

DIVISION OF CITY PLANNING

**30 MONTGOMERY STREET SUITE 1400
JERSEY CITY, N.J. 07302-3821
PHONE: 201.547.5010
FAX: 201.547.4323**

September 23, 2009

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, September 26, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director, HEDC

File

JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of September 22, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Old Business:
7. New Business

8. NJSA 40:55 D-31 (Section 31 Review) Veterans Park and Waterfront Walkway project
Recommended.

9. Review and discussion of Newport Signage Package #2, outlining permitted building signage types.
Approved.

10. P09-023 Preliminary and Final Major Site Plan with variances
Applicant: Chosen Estates, LLC
Attorney: Charles Harrington, III Esq.
Review Planner: Maryann Bucci-Carter, Sandra Sung
Address: 298-300 Magnolia Avenue
Block: 1862 Lot: 32 & 33
Zone: Office/Residential
Description: Construction of a four story building containing 12 residential dwelling units and 4 on-site parking spaces
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.
Decision: Approved.

11. Case: P09-034 Preliminary & Final Major Site Plan
Applicant: Newport Assoc. Development Co.
Review Planner: Kristin Russell
Attorney: Charles Harrington
Address: 30 Newport Parkway
Block: 20 Lot: 3.01
Zone: Newport Redevelopment Plan
Description: Elimination of 4 residential units to accommodate expansion of existing preschool facility, as well as related façade signage.
Decision: Approved.

12. Case: P04-195.1 Amended Preliminary Major Site Plan
Applicant: Jersey City Medical Complex, LLC
Attorney: George Garcia, Esq.
Review Planner: Kristin Russell
Address: 355 Grand St., aka 325, 347, 377 Skinner Memorial Dr.
Block: 60.12 Lot: 6
Zone: Grand Jersey Redevelopment Plan
Description: Medical Office Building parking lot, originally approved 2/8/05. Original approval was for 264 parking spaces, amendment has minor site reconfiguration and in increase to 337 spaces.
Decision: Approved.

13. Case: P08-056 Preliminary Major Site Plan
Applicant: Holland LLC
Attorney: John Businberre
Review Planner: Kristin Russell
Address: 231 Twelfth St.
Block: 287 Lot: A.2
Zone: Jersey Avenue RDP
Description: Rehabilitation and addition to retail market at existing BP Gas Station site. Increase in gross floor area from 1,989 sf to 2,394 sf.
Deicision: Approved with conditions.

14. Case: P09-027 Preliminary & Final Major Site Plan with "c" variances
Applicant: Al-Tawheed Center, Inc.
Review Planner: Jeffrey Wenger
Attorney: Ronald Shaljian
Address: 999 West Side Avenue and 10 Logan Avenue
Block: 1612 Lot: A4, A6
Zone: R-1, One and Two Family Housing
Description: Renovation of existing building into a community center with associated educational facilities and parking.
Variances: Maximum building height, front, side, and rear yard setbacks, and lot Coverage

Carried to October 6, 2009 regular meeting.

15. Case: P09-037 Minor Site Plan with 'c' Variance
Applicant: T-Mobile Northeast, LLC
Attorney: Richard Schkolnick
Review Planner: Jeffrey Wenger
Address: 207-209 MLK Drive
Block: 1316 Lot: 53
Zone: MLK Drive Redevelopment Plan Area
Description: Cellular phone antennas
Variance: Building height for rooftop equipment.

Carried to October 6, 2009 regular meeting

16. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:

1. Resolution of the Planning Board of the city of Jersey city approving Bond release request for 700 Grove street, case # P01-041.4.
2. Resolution of the Planning Board of the City of Jersey City approving Minor Site Plan #with "c" variance # P09-022 submitted by Omnipoint Communications, Inc. (120 Theodore Conrad Drive.
3. Resolution of the Planning Board of the City of Jersey City approving Preliminary and Final Major Site Plan with "c" variances submitted by Michael Romano (362-364 Sixth Street).
4. Resolution of the Planning Board of the City of Jersey City approving Preliminary and Final Site Plan with "c" variances submitted by Alberto Grosetti (751-753 Tonnele Avenue).
5. Resolution of the Planning Board of the City of Jersey City approving Preliminary and Final Site Plan with Deviations # P03-145.2 submitted by 159 Second Street Urban Renewal, LLC. 159 Second Street).

17. Executive Session, as needed, to discuss litigation, personnel or other matters
18. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD